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Public Works Department.

'H' Br.

After the appointment of the statutory Housing Board under the Bombay Housing Board Act, 1948, in January 1949, a Housing Advisory Committee was also appointed as contemplated under section 16 of the Act, vide G.R., Labour Department, No. 811/46, dated the 7th December 1949. The Advisory Committee held a meeting on the 19th December 1949. Please see minutes of the meeting at p.111 of file No. 811/46-VII below;
As recommended by the Committee, two sub-Committees, viz. the Special Housing Development Sub-Committee and the Research sub-Committee were appointed vide G.R., L & H.D., No. 811/46, dated the 28th February 1950. No further meeting of the Advisory Committee were held probably as there was no item for discussion. Of the two sub.committees the Research Sub-Committee it seems did not meet and the Specil Hosing Development Committee though some meetings were held did not send its finil report to Government.

2. During thediscussions in the Assembly and Council on the Administrative report of the Bombay Housing Board for theyear 1952-53 in the last session, some members inquired regarding the activities of the Housing Advisory Committee. So far as office recollects Minister (Housing) in his reply explained the position as mentioned above and remrked that Government would consider re-organisation of the Committee.

3. Orders are therefore now solicited as to whether any action regarding reorganization of the Housing Advisory Committee and should be taken and if so in what way the reorganization should be made and or whether any meeting of the Committee should be called and the items which should be discussed. If considered

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necessary----

necessary , a report will be called from the Board as to whether it has any matter on which the Committee's advice would be desirable.

I think this may be done.

After M (Housing) has seen the the remarks of the Housing Board may be called for as proposed, and also their suggestions for the reconstitution of the Committee.

A.D.S.
Minister of (Housing)

id 18/10.
Secy

Please discuss.

19/10. M (Housing)

24/12 Public Works Department.

The question of the constitution of the Housing Advisory Committee under section 16(1) of theBombay Housing Board Act, 1948 was discussed by the Secretary with the Minister for Housing . In the light of the discussion it is now submitted that an Advisory Committee may be set up. Its functions may be toadvise on matters relating to housing undertaken by Government through the Housing Board. The members will work on an honorary capacity but they will be entitled to draw T.A. and Daily Allowance and Mileage Allowanceas admissible under the ~~Bombay~~ B'bay C.S. Rules. The new Advisory Committee may supersede the old Advisory Committee set up under Labour Department G.R. No. 811/46 dated 7-12-1949.

2. The Committee than 20,members . The last Committee consisted of as many as 35 members and I understand that a few more were later added to the number. Such a committee would become unwieldy. So far as official members are concerned it is suggested that they may be as follows.:-

(1) Minister (Housing)...Chairman.

(2) Minister.(Labour)...

(3) Chairman, Bombay Housing Board.

(4) Commissioner of Labour

(5) Public Works Department Secretary or Deputy Secretary in charge of Housing.

(6) Housing Commissioner...Member & Secretary to the Committee.

3. As regards nonofficial members it is suggested that they may include some M.L.A's . interested in housing, representatives of labour, representatives of industrial employers, representatives of building materials industry, an

Architect.....

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an Architect and some social workers interested in housing. M. (Housing) may suggest of names of non-officials. The Committee may have the right to coopt not more than 3 members of the Advisory Committee.

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M.(Housing).

The following non official members may be added.

Shri Vasavda D.R. .....

" Joshi S.M. M.L.A.

" Salebhoy Abdul Kadar M.L.A.

" Shivtarkar S.N. M.L.A.

" Khedgekar M.L.C.

" Hirabhai Ashabhai

" S.J. Narvekar Architect,

" One member representing AGG

M. Cooperation may suggest the name for Co. Housing worker.

23/12. 20/12.

Shri G.P. Nurdeshwar who is already member of this Committee may be renominated. He is chairman of the Federation of Housing Societies in Bombay.

M (Labour).

M (Cooperative).

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Housing Advisory Committee.

Formation of--------

GOVERNMENT OF BOMBAY.
Development of Department (Backward Class, Rehabilitation and Housing), Resolution No. HBA 3454.
Bombay Castle, 11th April, 1955.

Read Government Resolution, Labour Department No. 811/46, dated the7th December, 1949.

Resolution :- In supersession of the orders issued in Government Resolution, Labour Department No. 811/46, dated the 7th December, 1949, the Government of Bombay is pleased to set up a new consultative body known as Housing Advisory Committee, to advise Government on matters relating to the Housing activities undertaken by Government through the Bombay Housing Board. The members of the Committee will be as follows.:-

The Minister (Housing) Chairman.
The Minister (Labour)
The Chairman, Bombay Housing Board Bombay
The Commissioner of Labour, Bombay.
The Joint Secretary to Government,
Development Department(Backward Class Rehabilitation and Housing).
The Housing Commissioner, Bombay
Member and Secretary to the Committee.
Shri S.R.Vasavda, M.L.A.
Shri S.M.Joshi., M.L.A.
Shri Salebhoy ~~A~~ Abdul Kadar, M.L.A.
Shri S.N. Shivtarkar, M.L.A.
Shri R.A. Khedgikar, M.L.C.
Shri Hirabhai Ashabhai,
Shri G.P. Murd shwar,
Shri S.J. Narvekar (Architect).
One representative of the Associated cement Company limited

2. The Committee shall have the right to coop~~rative~~ not more than 3 members on the Advisory Committee.

3. The members of thecommittee will work in an honorary capacity but will be entitled to travelling, ~~dis~~ daily and mileage allowances, admissible under the rules in Appendix XLII A to B.C.S.R.

By order and in thename of the Governor of Bombay,

(L.G. RAJWADE).
Joint Secretary to Government.
Development Department (Backward Class, Rehabilitation and Housing).

To

The Secretary to theChief Minister,
Personal Assistants to all the Ministers,
Personal Assistants to all the Deputy Ministers.
Members of the Housing Advisory Committee by a letter.
The Secretary to the Governor of Bombay.
All Departments of the Secretariat(except separate D pt.
The Accountant General Bombay
The Director of Publicity (with a request to issue a suitable press nte.)
note.
Messrs. Associated Cement Company limited.-
(By a letter).

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With the compliments of the
Director of Publicity,
Government of Bombay, Bombay.

P-489
29.4.55 (4-30 P.M.)

NEW / HOUSING ADVISORY COMMITTEE
APPOINTED.

The Government of Bombay has set up a new new consultative bod known as Housing Advisory Committee under the Chairmanship of the Minister for Housing. This Committee will advise the Government on matters relating to the housing activities undertaken by it thr:gh the Bombay ousing Board.

The other members of the committee are the Minister for Labour; the Chairman, Bombay Housing Board ;/ the Commissioner of Labour; the Joint Secretary to Government (Backward Classes, Rehabilitation and Housing); Shri / S-R. Vasavda, M.L.A. Shri S.M. Joshi, M.L.A.; Shri Salobhoy Abdul Kardar, M.L.A. Shri R.A. Khedgikar, M.L.C.; Shri Hirabhai Ashabhai ; Shri G.P . Murdeshwar; Shri S.J. Narvekar (Architect); one representative of the Associated Cement Company Limited; and the Housing Commissioner. (Secretary).

The Committee is empowered to co-opt not more than three members.

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Minutes of the 1st Meeting of the Housing Advisory Committee held on 10th September 1955 at 2 P.M. in the Reading Room on the ground floor of the Main Council Hall Building at Poona.

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The following attended the meeting:-

Chairman.

1. Shri G.D. Tapase, Minister for Housing.

Members.

2. Shri Motichand G.Shaha, Chairman, Bombay Housing Board.

3. Shri L.G. Rajwade, I.C.S., Jt. Secretary to the Govt. Of Bombay, Rehabilitation Housing & Backward Classes Department.

4. Shri R.F. Boga. Commissioner of Labour.

5. Shri S.M. Joshi

6. Shri Salebhoy Abdul Kader.

7. Shri S.N. Shivtarkar.

8. Shri R.A. Khedgikar.

9. Shri Hirabhai Ashabhai.

10. Shri G.P. Murdeshwar.

11. Shri S.J. Narwekar.

12. Shri K.F. Antia.

13. Shri C.R. Desai. Housing Commissioner (Secretary).

The Chairman requested that members may introduce themselves to each other and after that was done, the meeting commenced its business.

The Chairman made his inaugural speech copy attached herewith, in which he gave a general review of (i) the problem of Housing (ii) how it developed from time to time, (iii) the part played by various agencies in the progress thereof and (iv) the necessity of employers and Co-operative Housing Societies of Industrial Workers taking adequate part in building houses. The Chairman also requested the members of the Committee to tender their advice in connection with the Housing Programme of the State.

General discussion then ensued and Shri Narwekar requested that a copy of the speech of the Minister may be circulated. This was agreed to be done.

Shri Antia enquired whether and how far the Boards has fulfilled the four principal functions as detailed in para 2. of the Notes of Item No. 2 of the Agenda.

(P.T.O.).

The Secretary said that he would furnish the requisite information to the members.

Shri S.M. Joshi enquired whether any progress was made on the work of constructing houses for industrial workers at Poona.

The Housing Commissioner (Secretary) stated that the work on the construction of 100 tenements on the site at Yerveda included in the programme of 1954-55 is nearing completion and that with regard the work for further construction for the year 1955-56 it is proposed to undertake it shortly.

Shri Khedgikar stated that visit to works may be arranged so that the members may acquire first hand knowledge about the various schemes of Board.

The Minister stated that this will be kept in view and visits will be arranged at suitable times infuture.

Shri Narwekar asked the Chairman whether individual members of this Committee were free to inspect the Board's works at any time.

The matter was discussed in the Committee when Shri Antia enquired whether it fell within the scope of the functions of the committee to make such visits for the purpose Shri Narwekar had in view.

The Chairman told the Committee that there was no objection to members visiting the Boards works.

Shri S.M. Joshi stated that no indication about the sites on which the tenements were located has been given in the notes and disired that such information may be given infuture.

Shri Khedgikar stated that details about rents fixed for the various tenements may also be given in future.

Shri S.M. Joshi then enquired as to the basis on which rents for S.I.H.S. tenements were orare being fixed.

The Housing Commissioner gave details and stated that rents are fixed by the Central Government taking into consideration the cost of construction. The Housing Commissioner also stated that for the storeyed tenements at Bombay where the cost of each tenement is Rs.4,500/- the subsidised rent fixed is Rs.21/- per month exclusive of service charges for specific service rendered and for ground floor tenements in the mofussil costing about Rs. 3,000/- rent fixed is Rs.13/8 per month exclusive of service charges.

The Housing Commissioner also explained that in fixing these rents, the amounts of subsidy received from the Government of India was taken into account and that is why the rents fixed were low.

Shri Antia stated that there was acute shortage of housing and it was desirable to consgruct as many houses as possible even by lowering the standards and enquired whether standards could be lowered. It was the unanimous view of the members of the Committee that construction should not be sub-standard.

Shri Murdeshwar asked whether any construction of tenements is undertaken for lowincome groups.

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The Chairman stated that the Government was seriously considering cinstbucting houses for Government employees and the Board also is considering for constructing houses for low income grop.

Shri Khedgikar then referred to the details of the recently formulated low income group housing scheme and stated that it was not possible to construct a house in Rs.8,000/- including cost of land.

The Chairman told Shri Khedgikar that it may be difficult to construct a house in this amount in the City of Bombay proper but it was possible to construct a small house in Rs.8,000/- in suburbs and in the mofussil.

Shri Hirabhai Ashabai enquired whether the Government has finally decided to construct tenements for Government empolyees and the Chairman replied that as stated earlier, the matter under serious consideration.

Shri Khedgikar alluded to the reference made by the Chairman in his speech that there was unsatisfactory response from the employers and enquired as to what steps Government had taken or is taking to compel the employers to build houses for their workers.

The Chairman stated that the matter was discussed in the Housing Ministers Conference at Simla and it was receiving the attention at the hands of the Central Government.

Shri Salebhoy Abdul Kader suggested that a legal compulsion should be imposed on the employers to make them build houses for their workers.

Shri Antia told the Committee about the new type of construction of storeyed structures adopted at Oslo and stated that if this method was adopted in this country it would be possible to reduce the cost of labour and achieve more speedy construction.

The Housing Commissioner (Secretary) requested Shri Antia to furnish thedetails about the type and method of construction for consideration of the same.

Shri Motichand G. Shahs, Chairman, Bombay Housing Board stated that laudable though there are the activities and achievements of the Bombay Housing Board, It has not been able to touch even the fringe of the housing problem. At present its activities are confined to building houses for Industrial Workers and refugees. But what about low income Group which is in dire need of some relief? He added that in this country houses were being put up in the past by private investors. They now ceases to invest in housing construction and the Government had to enter the field but it will never be possible for Government to solve the problem of housing which was of tremendous magnitude.

He further stated that there must be some causes which have scared away the investors from house building activities and that it would be worth while to understand and eliminate those causes. He stated that the death duty is not the cause and in his opinion there are two main causes which were i) unequitable incidence of income tax on the income from Housing all outgoing like General Tax and the Urban Property Tax are not allowed and ii) the provisions of the Rent act of The State of Bombay are also greatly responsible as the fixing of standard rent has been made applicable to new construction He appealed to the Committee to move the Government of Bombay to exlude the new construction from the purview of the rent Act.

(P.T.O.)

The Chairman stated that it is a highly controversial matter, Government has also considered it from time to time but if the matter is to be discussed by the committee further it may be discussed at the next meeting. Discussion ended here.

The Chairman told the committee that the next meeting of this committee will be convened after about 4 months.

The meeting then terminated with a vote of thanks to the Chairman.

Approved and signed by
the Chairman, Housing
Advisory Committee, Bombay.

G.D.TAPASE
Chairman.
Housing Advisory Committee,
Bombay.

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Copy of speech of Shri G.D.Tapase, Minister for Housing Bombay State as Chairman of the Housing Advisory Committee at the meeting held on 10-9-1955, at Poona.

Friends,

I am happy to welcome you all to-day at this meeting of the Housing Advisory Committee. Last year during the Poona Session of the Legislature, I promised the formation of this Committee and it is a happy coincidence that we are having its first meeting in Poona. I hope, we will meet frequently in future with a view to assessing the work done by the Housing Board and also to lay down the future plans for construction of houses for industrial workers and others.

A detailed note regarding the review of work done by Government in the field of housing has been circulated to you. As this item will be discussed at the meeting I do not wish to say anything more about it just now. However, I take this oppurtunity to review the housing problem as it has developed during the last few years. As you are aware, the housing problem has been in existence in this state for a long period. It existed even before the IInd world war. But at that time there was no acute scarcity of houses as such, but other aspects of this problem such as insanitary dwellings, slums, congestions in the tenements occupied by the workers due to haphazard growth and development of industrial areas required serious consideration. Efforts to tackle the problem were made by Government as early as last decades of the last century. The Bombay Improvement Trust and the former Development Department tried to solve this problem and built 30,000 tenements at a cost of Rs.10 crores. The Royal Commission of Labour in 1930-31 however found the housing condition in the City of Bombay highly unsatisfactory. During 1930-40, there was a lull in the building activity at Government level. The problem, however, became acute during the period of IInd world War. Growth of Industries during the war period influx of Indians from overseas territories and of displaced persons from Pakistan created conditions of acute scarcity in all big cities of our State. Apart from this during the War period ~~influx of Indians from overseas territories and~~ there was virtually a cessation of housing activities as building materials such as iron and steel and cement were deverted to the war effort and were, therefore, not available for construction of new houses. Government however, took the initiative in 1946 and probably our was the first State to do this and made a provision of Rs.5 crores for housing in the Post War Reconstruction Programme. A Provincial Housing Board was set up in November 1947 and it did considerable spade work. Later on this Board was converted into a Statutory Housing Board by an Act of the Legislature in 1949. The Housing Board built 7,000 tenements at an estimated cost of Rs.4 crores in the pre plan period. In 1951, the Government of India advanced to State Government an interest free loan under their Industrial Housing Scheme. During the period of first Five Year plan commencing from 1952-53 the Board has constructed additional 6,800 tenements at an estimated cost of over Rs.2 crores. Thus from State resources and with the aid received from the Centre we have so far constructed 13,800 tenements at an estimated cost of over Rs.6 crores. 5,592 tenements estimated to cost about Rs. 2 crores are either under construction or will be taken in hand shortly. In addition, the Board has built over 18,000 tenements for the displaced persons. The Board has also assisted Co-operative Housing Societies in development of sites scrutiny of plans and Estimates and checking their progress of construction. Thus the Board has played a major role in implementing Goverments housing programme. If the Board has not achieved sucess to the extent all of us would have liked the Board to achieve, it is largely because of the limitations of finance and other factors over which the Board has little control. We have made a provision for construction of 25,000 tenements for Industrial Workers at an estimated cost of Rs.10 crores in the II Fiver Year Plan.. If this provision is accepted we will be able to make considerable headway in solving the housing problem of Industrial Workers. However, I would like

to refer to certain aspects which are ancillary to the construction of tenements. We would like to provide certain amenities suchas Community Halls, dispensaries, Parks and recreation centres for the Welfare of the workers residing in our Colonies. Though Government would like to contribute its mite in providing these amenities certain amount of cooperation from the workers themeselves is also needed. If satisfactory response and cooperation both financial as well as by way of voluntary contributions in the form of Shramdan ar offered by theworkers we may be in a position to provide certain community services which will create a more congenial atmosphere for the workers and their families near their houses.

When the Government of Indiaformulated the Subsidised Industrial Housing Scheme it was contemplated that the Scheme will be operated by three agencies by Government, by employers and by a coop. Societies of Industrial workers. I am sorry to say that sofar as the employers and the Co-op Societies of Industrial workers are concerned the Scheme has not met with sucess. Accordingly to may information only 139 tenements have been built by the employers. Even though the Scheme offered 25% Subsidy and 37½% loan to the employers, very few of them have availed of assistance under this Scheme. This aspect of the problem was pointedly mentioned at the Housing Ministers Conference held at Simla very recentlu. It was observed that the employers had failed to discharge their elementary obligations towards the workers and that unless some compulsion was used they would not lend their helping hand in tackling this important problem. In the IInd Five Year Plan there will be a greater emphasis on the development of large scale of Industries and it is quite necessary for the employers to provide decent housing to their workers. The productivity of the workers largely depends on their living conditions and if the workers are not provided with decent housing it will affect production which will defeat the objective of larger producation. I would, therefore, earnestly appeal to the employers to give their special attention to the Housing problem of their workers.

While the attitude on the part of employers is understandable I am unable to appreciate why the workers have not taken a lead and availed of the facilities given under the Subsidised Industrial Housing Scheme. So far loans and subsidies amounting to Rs.15 lacs for construction of 874 tenements have been given to the Co-op. Societies of workers. This is idsappointing. I hope workers in large numbers will take the benefit of this Scheme and supplement the efforts of the Government and the employers tacking the housing problem.

I have laid special emphasis on Industrial Housing as this problem is intimately connected with the poblem of Slum Clearance. A survey conducted some time back revealed that about 60% Slum dwellers are industrial workers and if all concerned viz., employers, workers and Government pool their resources the problem of Slum Clearance can be solved to a great extent.

Government attaches considerable importance to the problem of Sweepers housing. A circular has been issued to all Local Bodies for takin effective steps to provide houses to their sweepers within a period of 3 years failing which they may be faced with action under the Municipal Act. The Housing Ministers' Conference also recommended that Sweepers housing should be Centrally assisted by grant of subsidy and loan provided the State Government and the Local Bodies find the remaining finance.

I have dealt so far mainly with the problem of Housing of Industrial Labour, Slum Clearrnace and Sweepers' housing. I will now deal with the problem of Low Income Group Housing. In this connection the Government of India have formulated aschemo forgiving assistance to the Low Income Group persons. Under this Scheme loan to the extent of 70% of the cost of construction subject to a maximum of Rs.8,000 will

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will be given to persons whose total emoluments do not exceed Rs.500p.m. The loan will be given for a period of 10, 20 or 30 years with interest varying from 5% to 5½% . A rebate at the rate of ½% will be given for prompt and regular repayment of equated instalments . This Schemehas been recently published and bot individual as well as Co- operative Societies can avail of the financial assistance under the scheme. A proposal to extend the benefit of this scheme to certain categories of institutions like educational institutions, Trusts, Hospitals, Charitable institutions is also under our consideration. Such institutions will be assisted under our scheme for building houses on no profit, no loss basis. A provision of Rs.10 crores is proposed to be made in the IInd Five Year Plan and it is hoped that nearly 40% of the persons who belong to the low income group will avail of this scheme and solve their housing problem. In the current year, the Government of India have agreed to give us a loan of Rs.2.25 crores under this Scheme and it is proposed to assist not only persons from low income group but also Local Bodies for construction of houses for their employees. Government itself proposes to build houses for its own employees under the scheme and beginning is to bemade in cities like Bombay, Poona and Ahmedabad,etc. The implementation of this Scheme is expected to gain momentum during the IInd Five Year Plan period if the provision made by us is accepted by the Government of India. Another scheme to assist middle income- groups by way of loans through the agency of the insurance companies is under the consideration of Government of India and if this scheme materialises it will give further impetus to the housing activity.

I have indicated the housing problem which is facing us. I would welcome your advice in the matter of our housing programme which the Board has to implement. We would like to have your suggestions regarding types of houses, location of houses and amenities to be provided at various places. I am grateful to you for responding to our invitation and attending this meeting. I am confident that the joint endeavours of all of us will go a long way in solving this problem of stupendous magnidtude.

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